

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 104 FERGUSON DRIVE FROM GENERAL**
3 **COMMERCIAL SERVICES (CS) DISTRICT AND LIMITED OFFICE (LO)**
4 **DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL**
5 **OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general commercial services (CS) district and limited office
11 (LO) district to community commercial-mixed use-conditional overlay (GR-MU-CO)
12 combining district on the property described in Zoning Case No. C14-2007-0106, on file at
13 the Neighborhood Planning and Zoning Department, as follows:

14
15 Lot 2, Chinatown Center Subdivision, a subdivision in the City of Austin, Travis
16 County, Texas, according to the map or plat of record in Document No.
17 200300159, of the Official Public Records of Travis County, Texas (the
18 "Property"),

19
20 locally known as 104 Ferguson Drive, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "A".

22
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

- 25
26 A. A site plan or building permit for the Property may not be approved, released,
27 or issued, if the completed development or uses of the Property, considered
28 cumulatively with all existing or previously authorized development and uses,
29 generate traffic that exceeds 2,000 trips per day.
30
31 B. An 85-foot building setback shall be established along the easternmost property
32 line that runs along the west property line of the adjacent industrial and
33 commercial properties that lie to the east of the subject Property.
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35
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1 C. The following uses are prohibited uses of the Property:

2
3 Automotive repair services Automotive rentals
4 Automotive sales Automotive washing (of any type)
5 Commercial off-street parking Funeral services
6 Outdoor sports and recreation Residential treatment
7 Local utility services Service station
8 Exterminating services Hotel-motel
9 Outdoor entertainment Community recreation (private)
10 Community recreation (public) Off-site accessory parking
11 Drop-off recycling collection facility
12

13 Except as specifically restricted under this ordinance, the Property may be developed and
14 used in accordance with the regulations established for the community commercial (GR)
15 base district, the mixed use (MU) combining district, and other applicable requirements of
16 the City Code.
17

18 **PART 3.** This ordinance takes effect on _____, 2007.
19

20
21 **PASSED AND APPROVED**
22

23 §
24 §
25 _____, 2007 § _____
26 Will Wynn
27 Mayor
28
29

30 **APPROVED:** _____ **ATTEST:** _____
31 David Allan Smith Shirley A. Gentry
32 City Attorney City Clerk



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.